

**CITY OF ROCKVILLE PLANNING DIVISION
STAFF REPORT**

March 5, 2001

SUBJECT:

Detailed Application CPD2000-0004L for
Comprehensive Planned Development
CPD1999-0004, Falls Grove

Applicant: Pulte Home Corp.
10600 Arrowhead Drive, Suite 225
Fairfax, VA 22050

Owner: C & C R/E, L.L.C.

Date Filed: January 3, 2001

Location: A portion of Falls Grove between
Falls Grove Drive (Gude extended),
Falls Grove Boulevard, Jay Drive,
And Prettyman Drive, generally
described as Phase I.



Proposed

REQUEST:

The applicant seeks detailed (final) approval for 108 stacked townhouse units at the above location. The units will be in six buildings that are each four stories tall. The total number of units also includes 26 Moderately Priced Dwelling Units (MPDUs) scattered throughout the buildings.

PREVIOUS RELATED ACTIONS:



- CPD99-0004, Concept Plan Application for Comprehensive Planned Development approved by the Mayor and Council, February 22, 2000.
- CDP2000-0004A through J, Detailed Applications for Comprehensive Planned Development CPD99-0004. All approved by the Planning Commission.

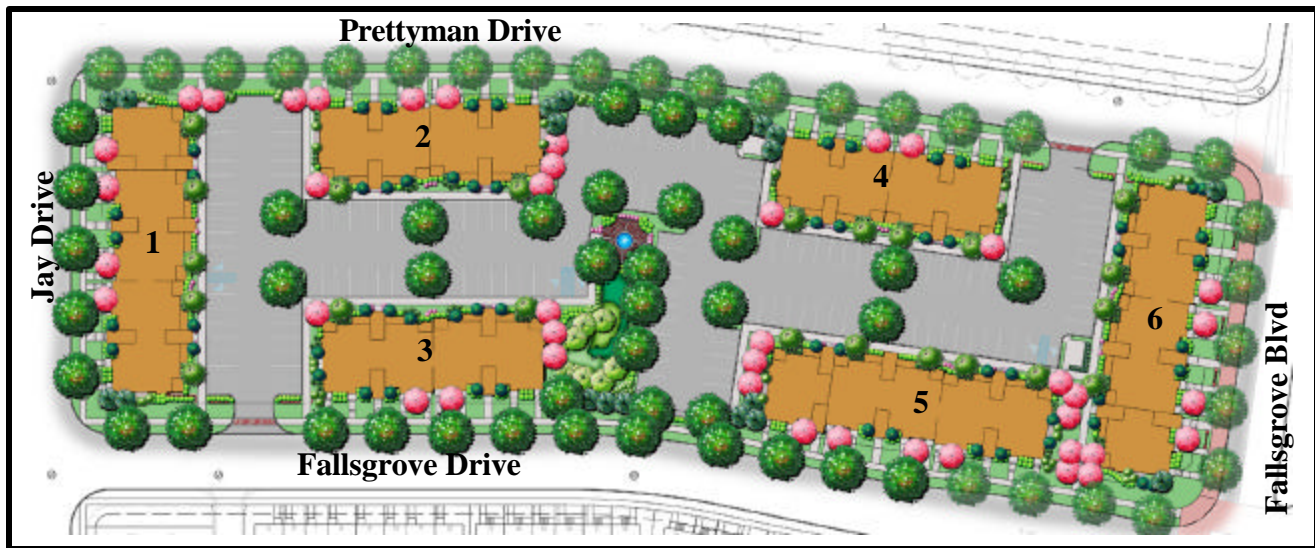
ANALYSIS:

Background

On February 22, 2000, the Mayor and Council approved CPD99-0004, authorizing development on the former Thomas Farm site, now known as Fallsgrove. The approval authorized a total of 1,530 dwelling units, 150,000 square feet of commercial retail and 950,000 square feet of office/research and development space. A Comprehensive Planned Development is implemented through the approval of individual detailed applications for all or part of a development as required in Section 25-656 of the Zoning Ordinance. This application is part of a series of detailed applications.

Property Description

Fallsgrove consists of approximately 254 acres bounded by Shady Grove Road, Darnestown Road, West Montgomery Avenue and Research Boulevard. The topography of this site is flat. This parcel is rectangular in nature, comprises 3.52 acres of land, and is bounded by roads on all four sides. The longer street frontages are Fallsgrove Drive and Prettyman Drive. Both of these streets provide access to the site. Jay Drive and Fallsgrove Boulevard bound the shorter lengths of the site.



These units are located on a parcel that the approved Concept Plan identified as stacked townhouses. Adjacent land uses include the approved JPI apartment parcel across Prettyman Drive (CPD2000-0004D), approved single family attached units across Fallsgrove Drive (CPD2000-0004B), the approved retail center across Fallsgrove Boulevard (CPD2000-0004F), and single family detached houses across Jay Drive (also approved via CPD2000-0004B). The Concept Plan indicated this area would be stacked townhouses in conjunction with adjacent land uses that represent a majority of the density of the development. The site is adjacent to the transportation facilities associated with the retail center, as well as the Village Green Park and the neighborhood community center. At least one Fallsgrove-design bus shelter will be provided as part of this application.

Proposal

The applicant requests detailed application approval for 108 stacked townhouse units on approximately 3.52 acres of land, generally in the area described above. The units will be in six buildings that are each four stories in height. Each building will have MPDUs integrated within them as shown below:

Buildings	Total Units	MPDUs
Building 1	20	5
Building 2	16	4
Building 3	20	5
Building 4	16	4
Building 5	16	4
Building 6	20	4
Total	108	26

Fig.1

All of the buildings will be oriented toward the four streets surrounding the property, with parking access being provided from the interior of the site. The Falls Grove Concept Plan allows for multi-family buildings and stacked townhouses to have a 10-foot front setback. The buildings of this application will have a 10-foot front setback at their closest point. The Concept Plan anticipated that this area would be urban in character, bringing the buildings closer to the streets. There will be two access points to the site; one from Falls Grove Drive and the other from Prettyman Drive. A stormwater management (SWM) BMP and a hardscape/landscape area will be adjacent to Falls Grove Drive. There will also be two dumpster pad locations on the site that will be surrounded by a decorative screen wall.

The buildings of this application are either 16 or 20 unit configurations. The graphic below represents a 16-unit complex. All of the ground floor units will access the street by a dedicated entry door on the front and the back, which faces the parking area. This is applicable to either a 16-unit or a 20-unit



complex. The balance of the units will be accessed from the third floor via common entrances. This entrance is characterized on the elevations above and below as an archway that provides stair access to the third floor units from either the front or the back. The 16-unit complex will have two of these common entries and the 20-unit complex will have three.

Architecture

The stacked townhouses that were described during the Concept Plan approval showed two units that had access through one common front door on the street. The proposed units are able to maintain individual entries for the ground level units and shared common entrance for third floor units, which are accessible from both sides of the building. Staff has worked with the applicant to ensure that the consistency of



building materials and the design of common entry features continue in a pattern typical of a townhouse where shutters, trim and architectural elements match vertically with variation between the units occurring horizontally across a number of units in a line. The common entries will be completely covered and carry the same design elements as the units themselves. Other materials in the design include siding and architectural elements above the windows and along functional front balconies. The design features will continue around the corners of the buildings.

Moderately Priced Dwelling Units (MPDUs)

There are 26 MPDUs as part of this application, and they are dispersed throughout the development. The dispersal and number of MPDUs (24 percent of the total number of units provided) is consistent with the Concept Plan. The Concept Plan allowed for no more than 33 percent of any block or housing type to be MPDUs. The number of MPDUs per building is broken down in the above fig. 1.

STAFF RECOMMENDATION:

Approval is recommended, subject to the following conditions:

1. Submission, for approval by the Chief of Planning, of eleven (11) copies of the site plan, revised according to Planning Commission Exhibit A.
2. Submission, for approval by the Department of Public Works (DPW), of the following detailed plans, studies and computations:

- a. Stormwater Management (SWM) concept computations to support the plan for the on-site BMPs.
 - b. Sediment control plans.
 - c. Public Improvement plans (water and sewer, storm drain and paving, street access).
 - d. Any notes on the plans.
4. Bonds be posted and permits obtained from DPW and MDE.
 5. Submission for the approval of the Chief of Planning, of 11 copies of a Landscape Plan that is revised according to Planning Commission Exhibit B.
 6. Any on-site sanitary sewer will be a private system. Water meters shall be located at the property line.
 7. The three off-site water system improvements, as indicated in the June 23, 2000 letter to Cox Companies, must be completed prior to occupancy permit issuance for this site. The PWK permit to construct the off-site improvements must be issued prior to PWK permit issuance for this site.
 8. No permits shall be issued until approval by Montgomery County of the proposed spur road and SWM area as outlined in Detailed Application CPD2000-0004H.
 9. Permits for the site will not be issued until Ponds 1A and 1B and the associated storm drain system has been permitted by Falls Grove Associates, and occupancy permits will not be issued until the work is completed and accepted by DPW.
 10. Add wheel stops as indicated on Exhibit A adjacent to the BMP's
 11. Falls Grove Associates must complete all Phase I off-site transportation improvements by August 9, 2003; and must complete all Phase II and III improvements by August 9, 2005.
 12. Add sidewalks as indicated on the site plan.
 13. Add one additional landscape island in front of Building 1 as indicated on Exhibit B.

TRANSPORTATION

Traffic

A traffic study was done as part of the Concept Plan approval, and this application is in compliance with the approved Concept Plan. Mitigation of the traffic impacts were required as part of the Concept Plan. Mitigation measures include the construction of improvements to 12 intersections, construction of a transit center, payment of \$1.6 million for Transportation Demand Management (TDM) measures, and construction of on-site roads.

The Applicant has provided a bond in the amount of \$2.2 million for required off-site traffic improvements, as per the requirements of the Concept Plan. It should be noted that the Resolution of Approval requires that all Phase I off-site road improvements, as outlined within the Resolution on page 26, must be completed within three years of the issuance of the first grading permit.

Parking

Based on the number of townhouse units, the development is required to have 162 parking spaces. There will be 162 spaces provided in the form of surface lots provided internally to the site, with the layout such that each building is easily accessible.

There are also a limited number of parallel spaces on all the internal streets that bound this application. These areas will accommodate visitor parking. Parking on public streets, although allowed, shall not be marked, and is not included in the required parking numbers for the site.

Pedestrian Access and Bicycle Paths

Five-foot wide sidewalks are provided to the front and rear of all the buildings, as well as between the various buildings. The site layout is such that all of the units will be within walking distance to the approved multi-modal transit center that was approved as part of the retail center. Amenities are located in close proximity at the approved community center. There are also on-street bike paths adjacent to this development. Bike racks will also be provided for the units.

Transit

The Concept Plan shows a multi-modal transit stop as part of the retail center. This application is adjacent to the retail center and in close proximity to the transit center associated with the retail center. The development will provide easy access via walking or biking to community amenities, the amenities and transit facilities associated with the retail center, and overall community facilities located within close proximity.

STORMWATER MANAGEMENT

The SWM facility located at the intersection of Darnestown Road and the recently approved spur road serves this site. This SWM area, approved by Detailed Application CPD2000-0004H, is an area the approved Concept Plan has identified as a SWM and Transportation dedication area. The ponds with this SWM facility are referenced on the approved Detailed Application as ponds 1A and 1B. The SWM facility is to be bisected by rough grading for a proposed spur road connection from Darnestown Road to Shady Grove Road. The ponds will be dedicated to the City of Rockville, with the spur road right-of-way ultimately being transferred to Montgomery County for the construction and maintenance of the spur road connection.

LANDSCAPING

There is approximately 1.5 acres of open and green space proposed with this application. A landscape plan for the site has been provided as Planning Commission Exhibit "B."

Forest/Tree Preservation

See condition number five (5).

Equipment Screening

All transformers are proposed to be underground consistent with City requirements. If an applicant proposes to place equipment above ground, it must be approved in accordance with the submission and approval of a waiver of the city's underground utility requirements. This waiver must be approved by the City of Rockville Planning Commission.

The Applicant has indicated that all equipment associated with the application will be placed underground. Telecommunication equipment shall be placed underground or within closets associated with the buildings in the rear of the townhouses.

STAFF COMMENTS

This application is consistent with the approved Concept Plan, and staff recommends approval subject to the conditions listed earlier. Staff believes that while this proposal differs from the illustration of stacked townhouse units shown in the Concept Plan, it is not a substantial deviation from the Concept Plan. The illustration of stacked townhouses in the Concept Plan showed consistent facade treatments through the four-story level and a common entrance for every two units. Staff believes that the architectural treatments of this proposal, including the functional balconies on the front facade, create a rich and architecturally diverse streetscape. The front facades of these townhouses will include staggered architectural elements, dedicated unit entries that will line the street and common entryways that will create a more interesting and active streetscape than a typical stacked townhouse.

Further, Staff believes that the design of these units will create a better proportion of scale and massing than a typical stacked townhouse, in so far as the height, while comparable to a typical configuration, will be mitigated by design elements, roofline and gable treatments, balconies and the layout of the entryways. In addition, the density of the project is consistent with the approved Concept Plan. Staff believes that the unique design and functionality of these units will blend in well with the adjacent projects in the vicinity. While adjacent to multi-family (JPI) across Prettyman Drive and the retail center across Fallsgrove Boulevard, Staff feels this is particularly applicable with respect to Fallsgrove Drive. Staff feels that introducing this type of a unit across from single-family attached units will create a diverse, unique and active streetscape that the Concept Plan envisioned.

Staff also believes the density and scale of the project is appropriate given the transit-oriented nature of the community and the proximity to the village center and multi-modal transit center. In addition, Staff believes that this project's size and character provides a compatible transition between the

multi-family parcel, the village retail center and the townhouses and single family detached homes approved through CPD2000-0004B.

Staff endorses this application as meeting the full intent of the stacked townhouse component of the approved Concept Plan and the accompanying resolution.

NOTIFICATION

Notices were sent to approximately 750 residences, businesses and association presidents. Some of the subdivisions include, but were not limited to, Glenora Hills, Rockshire, the Willows, Carter Hill, Watts Branch Meadows, Cambridge Heights, Ivy Woods and Flintledge Estates.

APPROVAL LIMITATIONS

Section 25-193(d) of the Zoning Ordinance requires that **construction or operation must commence within two (2) years of the date of this decision or application approval shall expire.**

If the applicant can show just cause, a maximum of two (2) time extensions may be granted by the Planning Commission, each not to exceed one year. However, time extensions are not automatically approved, and sufficient detail and justification will be required in order for the Planning Commission to consider granting an extension.

CONCLUSION

Staff believes that this application is consistent with the approved Concept Plan approved by the Mayor and Council for this area of Fallsgrove. As a result, staff recommends approval of Detailed Application CPD2000-0004L for 108 stacked townhouse residential units and the accompanying amenities, with the conditions noted above.

Attachments